

# Intentional Retake

J.C. meet - 10/15/57 (30) (cont) 89  
~~at~~ downtown corner - N. Main + E. Traumanee.  
 some leases run into 1961.  
 Total retail = \$33,400 + taxes = \$39,000.  
 New bldg. cost est. \$450 M.  
 \$63,000 - occupancy cost.  
 In 33,000 sq ft. J.C.P. have done well over \$1 MM  
 for past 5 or 6 yrs.  
 Vacant prop. - 95' frontage x 250' deep, for \$168 M  
 (\$1400 per front foot.)  
 \$28,000,000 in retail sales per annum, in Adrian.  
 \$600 M was done by Dept store next to J.C.P., in '51  
 J.C.P. did \$1,200 M.  
 (Lincoln Natl Life -  
 Take the 95' - across from new J.C.P. loc.  
 x 247'.  
 Score - Add \$1000 for larger ft. + 1st floor kitchenette.  
 209 Dundalk, Md -  
 Wall removal \$12,000 appropriation.  
 Do.  
 #437 Chi. - \$12,000 fixture change.  
 OK.  
 Dollar Store air cond. - "We sh. have more stores on list."  
 - H. B. L.  
 #1012 Newark, O. (#40 is not air cond.) (40 lease runs to '67).  
 Lease expires in 1959.  
 Stand on previous decision.  
 55+ Alexandria, Va. - air cond? - may be able to do for \$10,000. - J.B.M.  
 Arthur has a diagram - #1012 -

